

**M/s. Surya Tech Valuers & Building Consultant**

Government Approved Valuer  
Chartered Engineer  
FIV, FIE  
Mob:-+91-9212317359  
GSTIN NO.9AZBPS5977LIZG

OFF:-SF-25, Parsvnath Bibhav Plaza,  
Commercial Belt, Alpha-I, Greater Noida  
G.B. Nagar -201306  
E-mail:-greenbldg.er@gmail.com

Ref:-SBI/SME/KOLKATA/MARCH/22-23/VR-638

Date:-24.03.2023

<b>PROPERTY SITUATED AT</b>	<b>Industrial Plot No. 807, Industrial Estate, Situated at Sector 58, Faridabad, Haryana.</b>
<b>OWNER (S)</b>	<b>M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar.</b>
<b>ACCOUNT NAME</b>	<b>M/S. ESKO CASTING AND ELECTRONICS PVT. LTD.</b>
<b>MARKET VALUE OF THE PROPERTY</b>	<b>Rs. 13,97,33,000/-</b>
<b>REALIZABLE VALUE OF THE PROPERTY</b>	<b>Rs.11,87,73,050/-</b>
<b>DISTRESS VALUE OF THE PROPERTY</b>	<b>Rs.10,47,99,750/-</b>
<b>GUIDE LINE VALUE</b>	<b>Rs. 13,60,36,434/-</b>
<b>INSURANCE VALUE</b>	<b>Rs. 6,77,00,000/-</b>
<b>NAME OF THE BANK/BRANCH</b>	<b>State Bank of India, SME Ballygunge Branch, 50A, Gariahat Road, 5Th Floor, 5Th Floor, Kolkata- 700019</b>





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## VALUATION REPORT OF IMMOVABLE PROPERTY

### I. GENERAL

1.	Purpose for which the valuation is made	:	<b>Market Value for Bank Credit Facilities</b>
2.	a) Date of Inspection	:	02.03.2023
	b) Date on which the valuation is made	:	24.03.2023
3.	List of Documents produced for perusal	:	Copy of Conveyance Deed Dated 01.01.2012 in Favor of M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar.
4. a)	Name of the owner (s) and his / their address (es) with Phone no. (details of share of each owner in case of Joint Ownership)	:	M/s. Esko Die Casting (P) Ltd. Through Director Shri Arun Poddar.
4. b)	Account Name	:	<b>M/S. ESKO CASTING AND ELECTRONICS PVT. LTD.</b>
5.	<b>Brief description of the property (Including leasehold / freehold etc)</b>		
	<p>1. The property under valuation (As per site building constructed in two part one part G+4 Storied and other G+2 Storied industrial building), (While as per approved map B+G+2 storied, thus The extra floor area is not consider in valuation), built on a freehold industrial plot area measuring 4783.95 Sq. Yd. or 4000.00 Sqm. Situated at Sector 58, Faridabad.</p> <p>2. Total Built up area as per Site is 61588 Sq. Ft i.e. 5721.66 Sqm(RCC) and 21892 Sq. ft i.e. 2033.82 SQM (Shed) while as per approved map is 4976.247 SQM i.e. 53564.322 SQ. ft., same has been considered in valuation report. Property has already been mortgaged with the bank.</p> <p>3. The age of building is 11 Years (approx.)</p> <p>4. At the time of property was Owner Occupied.</p> <p>5. Market value is calculated on the adopting prevailing market rate as per market condition.</p>		
6.	Location of property	:	
	a) Plot No. / Survey No.	:	<b>Industrial Plot No. 807, Industrial Estate, Situated at Sector 58, Faridabad, Haryana.</b>
	b) Door No.	:	
	c) T. S. No. / Village	:	
	d) Ward / Taluka	:	
	e) Mandal / District	:	
7.	Postal address of the property	:	<b>Industrial Plot No. 807, Industrial Estate, Situated at Sector 58, Faridabad, Haryana.</b>
8.	City / Town	:	Faridabad
	Residential Area	:	No
	Commercial Area	:	No
	Industrial Area	:	Yes



	Classification of the area	:		
9.	i) High / Middle / Poor	:	Middle	
	ii) Urban / Semi Urban / Rural	:	Urban	
10.	Coming under Corporation Limit / Village Panchayet / Municipality	:	HUDA	
11.	Whether covered under any State / Central Govt. enactments (e.g., Urban Land Ceiling Act) or notified under agency area / scheduled area / cantonment area.	:	No	
12.	In case it is an agricultural land, nay conversion to house site plots is contemplated.	:	No	
13.	Boundaries of Property	:	As per Deed	As per Site
	East	:	--	Plot no. 809
	West	:	--	Plot no. 805
	North	:	--	Road
	South	:	--	Road
14.	Dimensions of the site	:	A	B
		:	As per plan	As per site
	North	:	Plot area is 4783.95 Sq. Yd. or 4000.00 Sqm.	
	South	:		
	East	:		
	West	:		
15.	Extent of the site	:	Plot area is 4783.95 Sq. Yd. or 4000.00 Sqm.	
16.	Latitude, Longitude and Coordinates of the site	:	Latitude: - 28.313041 Longitude: -77.300714	
17.	Extent of the site considered for Valuation (least of 14a & 14b)	:	Plot area is 4783.95 Sq. Yd. or 4000.00 Sqm.	
18.	Whether occupied by the owner / tenant? If occupied by tenant since how long? Rent received per month.	:	Owner Occupied	

## II. CHARACTERSTICS OF THE SITE

1.	Classification of Locality	:	Middle Class
2.	Development of surrounding areas	:	Developed
3.	Possibility of frequent flooding / submerging	:	No
4.	Feasibility to the Civic Amenities like School, Hospital, Bus Stop, Market etc.	:	2-5 KM
5.	Level of land with topographical conditions	:	Leveled
6.	Shape of land	:	Regular Shape
7.	Type of use to which it can be put	:	Industrial
8.	Any usage restriction	:	Other Than Industrial
9.	Is plot in town planning approved layout?	:	Yes
10.	Corner plot or intermittent plot?	:	Intermittent plot
11.	Road facilities	:	Yes





12.	Type of road available at present	:	Black Top Road
13.	Width of road – is it below 20 ft. or more than 20 ft.	:	More than 20 ft. wide road
14.	Is it a Land – Locked land?	:	No
15.	Water potentiality	:	Yes
16.	Underground sewerage system.	:	Yes
17.	Is Power supply is available in the site	:	Yes
18.	Advantages of the site		
	1. --		
	2. --		
22.	Special remarks, if any, like threat of acquisition of land for public service purposes, road widening or applicability of CRZ provisions etc. (Distance from sea-coast / tidal level must be incorporated)	:	No
	1. --		
	2. --		

#### PART – A (VALUATION OF LAND)

1.	Size of plot	:	Plot area is 4783.95 Sq. Yd. or 4000.00 Sqm	
	North & South	:	--	
	East & West	:	--	
2.	Total Extent of the plot	:	Plot area is 4783.95 Sq. Yd. or 4000.00 Sqm	
3.	<b>Guideline rate obtained from the Registrar's Office</b>			
Value of Land		4783.95 Sq. Yd	Rs.15,000/- Per Sq. Yd.	Rs. 7,17,59,250/-
Construction Value		53564.32SQFT	Rs. 1,200/- per Sqft	Rs. 6,42,77,184/-
		<b>Value of the Property</b>		<b>Rs. 13,60,36,434/-</b>

i) In case of variation of 20% or more in the valuation proposed by the valuer and the Guideline value provided in the State Govt. notification or Income Tax Gazette Justification on variation has to be given.

For the reasons stated below:-

1. Market value of property is more than 20% of the circle rate.
2. Circle Rates (s) is/are fixed by The Revenue Deptt. of the Govt. for the purpose of Stamp Duty which is generally vary than market rates.
3. The market rate depends on demand & supply of the property in a particular area.
4. In this case the demand is on higher side as compared to supply.

ii) Details of last two transactions in the locality/area to be provided, if available

**As per local enquiries**

4.	Prevailing market rate	:	<b>Rs. 17,000/- to Rs. 19,000/- per Sqm.</b>
5.	Assessed / adopted rate of valuation	:	<b>Rs. 18,000/- per Sqm.</b>
6.	Estimated value of land	:	<b>Land area 4000.00 Sqm. @ Rs. 18,000/- per Sqm. = Rs. 7,20,00,000/-</b>





# **PART – B (VALUATION OF BUILDING)**

1	Technical details of the Building																															
a)	Type of Building (Residential / Commercial / Industrial	:	Industrial Building																													
b)	Type of Construction (Load bearing / RCC / Steel Framed)	:	RCC Roof & Tin shed Roof																													
c)	Year of Construction	:	2011. The age of building is 11 years. (Residual life is 49 Years).																													
d)	Number of floors and height of each floor including basement, if any	:	As per site building constructed in two part one part G+4 Storied and other G+2 Storeyed industrial building), (While as per approved map (B+G+2) storied,																													
e)	Plinth area floor-wise (as per Site)		<table><tr><td>(As per site)</td><td>As per approved map</td><td>Adopted Built up area</td></tr><tr><td>Basement - NA</td><td>1501 Sqm.</td><td>--</td></tr><tr><td>GF- 1867.17 Sqm.</td><td rowspan="2">2399.623 Sqm.</td><td>1867.17 Sqm.</td></tr><tr><td>GF Shed – 785.95Sqm.</td><td>522.07 Sqm.</td></tr><tr><td>FF - 1867.17 Sqm.</td><td>1520.192 Sqm.</td><td>1520.192 Sqm.</td></tr><tr><td>SF-1867.17 Sqm.</td><td>1025.22 Sqm.</td><td>1025.22 Sqm.</td></tr><tr><td>TF- 979.28 Sqm.</td><td>Mumty-31.312 Sqm.</td><td>Mumty-31.312 Sqm.</td></tr><tr><td>4<sup>th</sup>Floor Shed - 979.28 Sqm.</td><td>---</td><td>--</td></tr><tr><td>Total 7551.09 Sq. Mtr or 81280 Sq. Ft.</td><td>tal covered area – 4976.247 SQM i.e. 53564.323 SFT</td><td>Total covered area – 4976.247 SQM i.e. 53564.323 SFT</td></tr><tr><td></td><td></td><td></td></tr></table>	(As per site)	As per approved map	Adopted Built up area	Basement - NA	1501 Sqm.	--	GF- 1867.17 Sqm.	2399.623 Sqm.	1867.17 Sqm.	GF Shed – 785.95Sqm.	522.07 Sqm.	FF - 1867.17 Sqm.	1520.192 Sqm.	1520.192 Sqm.	SF-1867.17 Sqm.	1025.22 Sqm.	1025.22 Sqm.	TF- 979.28 Sqm.	Mumty-31.312 Sqm.	Mumty-31.312 Sqm.	4 <sup>th</sup> Floor Shed - 979.28 Sqm.	---	--	Total 7551.09 Sq. Mtr or 81280 Sq. Ft.	tal covered area – 4976.247 SQM i.e. 53564.323 SFT	Total covered area – 4976.247 SQM i.e. 53564.323 SFT			
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f)	Condition of the Building																															
	i) Exterior – Excellent, Good, Normal, Poor	:	Normal																													
	ii) Interior – Excellent, Good, Normal, Poor	:	Normal																													
	g) Date of issue and validity of layout plan approved map / plan		Map is approved. Dated 22.07.2011.																													
	h) Approved map / plan using authority		Under Estate Officer HUDA Faridabad.																													
	i) Whether genuineness or authenticity of approved map / plan		--																													
	j) Any other comments on authentic of approved plan		--																													





**Specifications of Construction (Floor Wise) in respect of:**

S. No.	Description	GROUND FLOOR RCC	FIRST FLOOR SHED
1.	Foundation	RCC Foundation	--
2.	Basement	No	--
3.	Super structure	9" & 4 ½" th brick work in cement mortar	9" & 4 ½" th brick work in cement mortar
4.	Joinery/Doors & Windows (Please furnish details about size of frames, shutters, glazing, fitting etc., and specify the species of timber)	Iron Gate, Wooden Door & Wooden window	Iron Gate, Wooden Door & Wooden window
5.	RCC works	RCC & Tin Shed	RCC & Tin Shed
6.	Plastering	Yes	Yes
7.	Flooring, Skirting, de-doing	Tile/CC Flooring	Tile/CC Flooring
8.	Special finish as marble, granite, wooden paneling, grills etc.,	--	--
9.	Roofing including weather proof course	Yes	Yes
10.	Drainage	Provided	Provided

	Description	
2.	<b>Compound wall</b>	
	Height	6 Feet (approx.)
	Length	--
	Type of construction	B/W
3.	<b>Electrical installation</b>	
	Type of wiring	Concealed
	Class of fittings (superior/ordinary / poor) :	Ordinary
	Number of light points	As per site
	Fan points	--
	Spare plug points	--
	Any other item	--
4.	<b>Plumbing installation</b>	
	a) No. of water closets and their type	As per site
	b) No. of wash basins	--
	c) No. of urinals	--
	d) No. of bath tubs	--
	e) Water meter, taps, etc.	--
	f) Any other fixtures	--





**PART-B**

**DETAILS OF VALUATION OF CONSTRUCTION**

S. No	Particulars of item	Built up area in Sq. ft.	Age of building	Estimated rate of construction Rs.	Replacement cost Rs.	Dep. 15.70%	Net value
1.	G+2+ Mumty	53564.25	11 Y	Rs. 1500/-	Rs. 8,03,46,371/-	Rs.1,26,13,232/-	Rs.6,77,33,138/-
2.							
	<b>Total</b>	<b>53564.25</b>			<b>Rs. 8,03,46,371/-</b>	<b>Rs.1,26,13,232/-</b>	<b>Rs.6,77,33,138/-</b>

**Part – C (Extra Items) Building: Included in above cost.(Amount in Rs.)**

1)	Portico	:	}
2)	Ornamental front door	:	
3)	Sit out/Verandah with steel grills	:	
4)	Overhead water tank	:	
5)	Extra Steel/Collapsible gates	:	
	<b>Total</b>		<b>Nil</b>

**Part - D (Amenities): Included in above cost (Amount in Rs.)**

1)	Wardrobes	:	}
2)	Glazed tiles	:	
3)	Extra sinks and bath tub	:	
4)	Marble / Ceramic tiles flooring	:	
5)	Interior decorations	:	
6)	Architectural elevation works	:	
7)	Paneling works	:	
8)	Aluminum works	:	
9)	Aluminum hand rails	:	
10)	False ceiling	:	
	<b>TOTAL</b>	:	

**Part – E (Miscellaneous): Included in above cost (Amount in Rs.)**

1)	Separate toilet room	:	}
2)	Separate lumber room	:	
3)	Separate water tank/ sump	:	
4)	Trees, gardening	:	
	<b>TOTAL</b>	:	<b>--</b>

**Part – F (Services): Included in above cost (Amount in Rs.)**

1)	Water supply arrangements	:	}
2)	Drainage arrangements	:	
3)	Compound wall	:	
4)	C. B. deposits, fittings etc.	:	
5)	Pavement & electrical fitting	:	
	<b>TOTAL</b>	:	





**Total Abstract of the Entire Property**

			MARKET VALUE Rs.
Part – A	Land	:	Rs. 13,05,00,000/-
Part – B	Building	:	Rs. 6,77,33,138/-
Part – C	Extra Items	:	--
Part – D	Amenities	:	--
Part – E	B/W, Iron Gate, Other Miscellaneous	:	--
Part – F	Services	:	--
Total Cost		:	Rs.13,97,33,138/-
Say		:	Rs.13,97,33,000/-
(Rupees Thirteen Crore Ninety Seven Lakh Thirty Three Thousand Only)			

(Valuation: Here the approved valuer should discuss in detail his approach (Market Approach, Income Approach and Cost Approach) to valuation of property and indicate how the value has been arrived at, supported by necessary calculations. Also, such aspects as i) Salability ii) Likely rental values in future in iii) Any likely income it may generate, may be discussed).

As a result of my appraisal and analysis, it is my considered opinion that the present fair market value of the above property in the prevailing condition with aforesaid specifications is **Rs.13,97,33,000/- (Rupees Thirteen Crore Ninety Seven Lakh Thirty Three Thousand Only)** Realizable value of the above property 85% is **Rs. 11,87,73,050/- (Rupees Eleven Crore Eighty Seven Lakh Seventy Three Thousand Fifty Only)** and the distress value 75% is **Rs.10,47,99,750/-(Rupees Ten Crore Forty Seven Lakh Ninety Nine Thousand Seven Hundred Fifty Only)**. The book value of the above property is **Rs. 13,60,36,434/- (Rupees Thirteen Crore Sixty Lakh Thirty Six Thousand Four Hundred Thirty Four Only)**.





**Annexure – V**  
**DECLARATION FROM VALUERS**

I hereby declare that-

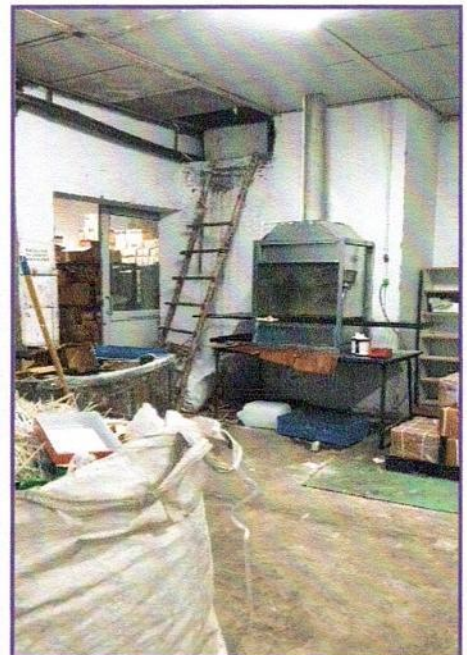
1. I have no direct or indirect interest in the property valued.
2. We have inspected the property through our representative on 02.03.2023. The work is not sub-contracted to any other valuer and carried out by myself.
3. I have not been found guilty of misconduct in my professional capacity.
4. The information furnished in my valuation report dated 24.03.2023 is true and correct to the best of my knowledge and belief and I have made an impartial and true valuation of the property.
5. The work is not sub-contracted to any other valuer and carried out by myself.
6. I have not been convicted of any offence and sentenced to a term of Imprisonment;
7. I have read the Hand book on Policy, Standards and Procedure for Real Estate Valuation, 2011 of the IBA and this report is in conformity to the "Standards" enshrined for valuation in the Part-B of the above handbook to the best of my ability.
8. I have read the International Valuation Standards (IVS) and the report submitted to the Bank for the respective asset class is in conformity to the "Standards" as enshrined for valuation in the IVS in "General Standards" and "Asset Standards" as applicable.
9. I abide by the Model Code of Conduct for empanelment of valuer in the Bank.
10. I am registered under Section 34 AB of the Wealth Tax Act, 1957,
11. I am the proprietor / partner / authorized official of the firm / company, who is competent to sign this valuation report.
12. Further, I hereby provide the following information

Sl	Particulars	Valuer Comment
1	Background information of the asset being valued,	The property under valuation (As per site building constructed in two part one part G+4 Storied and other G+2 Storied industrial building), (While as per approved map B+G+2 storied, thus The extra floor area is not consider in valuation), built on a free hold industrial plot area measuring 4783.95 Sq. Yd. or 4000.00 Sqm. Situated at Sector 58, Faridabad. Total Built up area as per Site is 61588 Sq. Ft i.e. 5721.66 Sqm(RCC) and 21892 Sq. ft i.e.2033.82 SQM (Shed) while as per approved map is 4976.247 SQM i.e. 53564.322 SQ. ft., same has been considered in valuation report. Property has already been mortgaged with the bank. The age of building is 11 Years (approx.) At the time of property was Owner Occupied.
2	Purpose of valuation and appointing of authority	To Know the Current Market Value of the Property as required and appointed by State Bank of India, SME Ballygunge Branch, 50A, Gariahat Road, 5Th Floor, 5Th Floor, Kolkata- 700019
3	Identity of the valuer and any other experts involved in the valuation:	Er Dinesh Kumar Sharma CAT/I/286/2009.
4	Disclosure of valuer interest or conflict, if any	No





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